

THE REAL ESTATE MARKET

ASHLAND HOUSE TO MAKE WAY FOR A BUSINESS BUILDING.

The Fifth Avenue Bank Buys a Site for a New Home in Forty-fourth Street—The Estate Disposes of a Block Front at Broadway and 131st Street.

Announcement was made yesterday that negotiations were well under way for the sale of the old Ashland House property on Fourth avenue, and that the hotel structure now standing on the plot would be torn down to make room for a tall business building. It is understood that contracts have been drawn up and signed by the interested parties and that the deal will probably be closed today.

The Ashland House is one of the few old time hostilities still standing in Manhattan island and is one of the last of a number of well known hotels on Fourth avenue to give way to the northward march of business. It is a fine old building, five stories in height, occupying a substantial plot at the southeast corner of Fourth avenue and Twenty-fourth street.

Only thirty years ago the Ashland House was at the height of its prosperity and the revenue it brought in helped to pile up a large fortune for its owner, the late William H. Parker. But of late the number of guests has dwindled, while taxes and carrying charges have piled up year by year until they have eaten up all the profits.

Two weeks ago the old hotel was sent under the auctioneer's hammer. It failed to bring out satisfactory bidding and was bought in by a representative of the Park estate for \$250,000. It is believed that the price in the present sale is about \$400,000. Pease & Killman negotiated the transfer.

Private Sales.

BROADWAY.—The Barney Estate Company has sold the block front on the west side of Broadway from 131st to 132nd street, a block, 100,000 sq. ft., for \$1,000,000.

MORNINGSIDE AVENUE 132D.—Herman Wronko has sold the Latham, a seven story elevator apartment house, 100,000 sq. ft., at the northeast corner of Morningside avenue and 132nd street, to the Gray Building Co. for \$1,000,000. The company, which gave in exchange the two dwellings at the southeast corner of Madison avenue and 132nd street, the latter of which was recently reported for sale.

TWENTY-SECOND STREET.—Tucker, Speyers & Co. have sold for Henry Corn 100,000 sq. ft. of land on 22nd street, a five story business building, on plot 42,438.9. The property was held at \$250,000.

EIGHTY-FIFTH STREET.—Tucker Speyers & Co. have sold for Samuel K. Jacobs 100,000 sq. ft. of land on 85th street, a five story apartment house, on plot 70,102.2.

FORTY-FOURTH STREET.—The Douglas Robinson, Charles E. Brown Company has sold for the New York City Building Company, Limited, No. 9 West Forty-fourth street, a five story apartment house, on plot 70,102.2.

THIRTIETH STREET.—Caroline Gatzler has sold for Mr. Kuh No. 29 West Thirtieth street, a five story building, on lot 25,008.9, a 150 foot lot, 120 feet wide. The property abuts in the rear of the Gilsey House.

162D STREET.—L. J. Phillips & Co. have sold for Mr. M. H. Bailey a 150 foot lot, 120 feet wide, on 162d street, a three story and basement dwelling, on lot 19,999.1, to a client who will occupy same on completion of alterations.

EIGHTY-SIXTH STREET.—John Lucker has sold for a client No. 98 Madison street, a five story apartment house, on lot 25,102.2.

MADISON STREET.—Lorenfeld & Prager have sold for a client No. 98 Madison street, a five story apartment house, on lot 25,102.2.

162D STREET.—James L. Libby has sold for H. U. Singh to C. M. Schwerin the three story brick dwelling at No. 162d street, on lot 25,102.2.

162D STREET.—M. Cohn & Co. have sold for a client to the Middle Town Realty Company, John Katzman, president, a 150 foot lot, 120 feet wide, on 162d street, 205 feet east of Broadway. Two apartment houses will be erected on the lot.

TENTH STREET.—P. B. Brown & Son have sold for Emma G. Stow to a Mr. J. H. Brown a 150 foot lot, 120 feet wide, on 10th street, a four story apartment house, on lot 25,102.2.

NORTHERN AVENUE.—Slawson & Hobbs have sold for Howard Loh a plot 72,200, on the west side of Northern avenue, adjoining the Fischer estate, near 100th street. The purchaser will erect a dwelling for his own property.

AUDUBON AVENUE.—George D. Eberhard has sold for the New York University a 150 foot lot, 120 feet wide, on Audubon avenue, 100 feet north of 181st street and adjoining the Presbyterian church, to William C. Irgen for improvement.

BEDFORD AVENUE.—George D. Eberhard has sold for a client a 150 foot lot, 120 feet wide, on Bedford avenue, 100 feet north of 181st street and adjoining the Presbyterian church, to William C. Irgen for improvement.

BAYVIEW AVENUE.—Thomas J. Totten has sold for Mary K. Shady the plot 50,910.1, on the east side of Bayview avenue, about 100 feet north of 181st street. The owner will erect a flat.

HEATH AVENUE.—Thomas J. Totten has sold for Samuel H. Berman a 150 foot lot, 120 feet wide, on Heath avenue, 100 feet north of 181st street and adjoining the Presbyterian church, to William C. Irgen for improvement.

SPENCER AVENUE.—Thomas J. Totten has sold for Joseph Ringer the lot 25,100, on the west side of Spencer avenue, about 100 feet north of 181st street.

Recent Buyers.

Mrs. Marie H. Addicks is the buyer of the lot 25,100, on the west side of Spencer avenue, about 100 feet north of 181st street, sold recently by John H. Golding.

Mr. W. H. W. is the buyer of No. 147 East Sixty-first street, sold recently by Latham & Reed through Dr. Reese.

Mr. H. H. H. is the buyer of No. 21 East Sixty-first street, sold recently by Dr. Reese.

Mr. H. H. H. is the buyer of No. 179 East Seventy-first street, sold recently by Mary A. Ward through the Douglas Robinson, Charles E. Brown Company.

Dr. Scudder Woolley is the buyer of No. 187 East Seventy-first street, sold recently through H. C. Senior & Co.

Leases.

George Ketchum has leased for the Maiden Lane Realty Company to Young & Fitzgibbon a long term of years the store at No. 22 John street.

Barrett & Co. have leased for Louis Miller a 150 foot lot, 120 feet wide, on Broadway at No. 122nd street, and also a 150 foot lot, 120 feet wide, on Broadway at No. 123rd street.

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Buildings News.

Plans have been filed with Building Department for a six story apartment house containing thirty-eight stories, to be built at the southeast corner of Broadway and 163rd street, from designs of the architect, for the use of the International Shoe Company for a term of years.

Charles F. Novas Company has secured a lease of office in the Empire Building, 100 Broadway.

Plans were also filed by Maynick & Co.

Out of Town Deals.

Maynick & Booth have leased for a long term of years the premises at Nos. 381 and 383 Manor street, Jamaica, to Maynick, Ralph and Edward Froul, comprising the firm of Froul Bros. This is regarded as one of the most desirable pieces of property in the district. The plot is situated on the north side of the street, about 135 feet east of the corner of the street, and is 135 feet deep. It has 33 feet frontage by 135 feet depth. Extensive alterations will be made to the premises to accommodate the new business.

Post & Reese have rented for Mrs. Thomas F. Froul a 150 foot lot, 120 feet wide, on Manor street, Jamaica, to Maynick, Ralph and Edward Froul, comprising the firm of Froul Bros. This is regarded as one of the most desirable pieces of property in the district. The plot is situated on the north side of the street, about 135 feet east of the corner of the street, and is 135 feet deep. It has 33 feet frontage by 135 feet depth. Extensive alterations will be made to the premises to accommodate the new business.

The Briarcliff Realty Company reports the following leases of residences at Briarcliff: No. 22, 150 foot lot, 120 feet wide, on Manor street, Jamaica, to Maynick, Ralph and Edward Froul, comprising the firm of Froul Bros. This is regarded as one of the most desirable pieces of property in the district. The plot is situated on the north side of the street, about 135 feet east of the corner of the street, and is 135 feet deep. It has 33 feet frontage by 135 feet depth. Extensive alterations will be made to the premises to accommodate the new business.

Yesterday's Auction Sales.

At 14 Vesey Street.

11th street, Nos. 437 and 439, north side, 188 feet west of Pleasant avenue, 77.81 sq. ft. lot, 120 feet wide, on 11th street, to Maynick, Ralph and Edward Froul, comprising the firm of Froul Bros. This is regarded as one of the most desirable pieces of property in the district. The plot is situated on the north side of the street, about 135 feet east of the corner of the street, and is 135 feet deep. It has 33 feet frontage by 135 feet depth. Extensive alterations will be made to the premises to accommodate the new business.

14th street, Nos. 437 and 439, north side, 188 feet west of Pleasant avenue, 77.81 sq. ft. lot, 120 feet wide, on 14th street, to Maynick, Ralph and Edward Froul, comprising the firm of Froul Bros. This is regarded as one of the most desirable pieces of property in the district. The plot is situated on the north side of the street, about 135 feet east of the corner of the street, and is 135 feet deep. It has 33 feet frontage by 135 feet depth. Extensive alterations will be made to the premises to accommodate the new business.

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FOR SALE: 20 room house, all improvements, 1 acre of land, 1200 West Main street, Westport, Conn. (near depot), 2,500 feet floor space, situated in center of town. Write us and state your wants.

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FOSTER BROS.
DANBURY, CONN.

100 FARMS,
PROPERTIES AT REASONABLE TERMS.
SUMMER HOUSES AND SHORE SITES.

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PUBLIC NOTICES.

THE CITY OF NEW YORK.

DEPARTMENT OF TAXES AND ASSESSMENTS.

MANHATTAN, HALL OF RECORDS.

NOTICE IS HEREBY GIVEN, as required by the City of New York, that the assessed Valuation of Real and Personal Estate for the City of New York, for the year 1931, is being examined and corrected, and the public is invited to examine the same, and to file objections thereto, on or before the 31st day of March, 1932.

During the time that the books are open for public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessment, or by the personal estate to have the same corrected.

The assessment of the City of New York, Office of the Department of Taxes and Assessments, No. 31 Chambers street, Hall of Records, in the Borough of Manhattan, at the office of the Department of Taxes and Assessments, 171st Street and 4th Avenue.

In the Borough of Brooklyn, at the office of the Department of Taxes and Assessments, 171